Karen Johnson Davidson County
Batch# 257982 AFFIDAVIT
07/17/2019 10:50:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190717-0069910

This Instrument Prepared By and Return To:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

**Maximum Principal Indebtedness for Tennessee tax recording purposes is $-0-.**

**SCRIVENER'S AFFIDAVIT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Comes now, **Brian Mitchell** hereinafter referred to as Affiant, on this the 16th day of July 2019, and after first being duly sworn according to law, does state the following as true and correct to the best of his knowledge, information and belief:

1. That Affiant is an employee of Rudy Title & Escrow, LLC.

2. That Affiant prepared a Warranty Deed dated January 22, 2014, and recorded January 23, 2014 in **Instrument Number 20140123-0006494, in the Register's Office for Davidson County, Tennessee** between **Guardianship and Trust Corporation, Conservator for Sylvia Barish (Grantors),** and **Copper Hill Properties, LLC (Grantee) .**

3. The legal description in said Warranty Deed was recorded with a typographical error.

4. That the correct legal description is as follows:

   Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Rich Re-Subdivision of Lots No. 17-18-19-33-34 & 35 and Original Lots No. 20 to 32 inclusive and 36 to 48 inclusive, in Marshall & Stokes Subdivision of record in Plat Book 547, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

5. That the above-mentioned Warranty Deed was also recorded with an error of Grantee's name(s).

6. That the Grantee should have read **Copperhill Properties, LLC, A Virginia limited liability company**

7. This Affidavit is made to correct the errors as stated above by showing that they resulted from a scrivener's error and not the intentional acts of the parties.

FURTHER, the Affiant sayeth not.

Brian Mitchell

**Affiant**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Brian Mitchell**, the within named Affiant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

# True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY